

DEBTOR EASY STREET PARTNERS, LLC

**MONTHLY OPERATING REPORT**  
CHAPTER 11

CASE NO. 09-29907

**Form 2-A**  
**CASH RECEIPTS AND DISBURSEMENTS STATEMENT**

**For Period NOVEMBER 1 to NOVEMBER 30, 2009**

Accounting Method ☒ Accrual Basis ☐ Cash Basis

**THIS REPORT IS DUE 15 DAYS AFTER THE END OF THE MONTH**

Mark On Box Each  
Required Document

Debtor must attach each of the following reports/documents unless the U.S. Trustee has waived the requirement in writing. File the original with the Clerk of Court. Submit a duplicate, with original signature, to the U.S. Trustee

Report /Document Waived	Previously Waived	REQUIRED REPORTS / DOCUMENTS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Cash Receipts and Disbursement Schedule (Form 2-B)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Balance Sheet (Form 2-C)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Profit and Loss Statement (Form 2-D)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Supporting Schedules (Form 2-E)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Quarterly Fee Summary (Form 2-F)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Narrative (Form 2-G)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Bank Statements for All Bank Accounts
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Bank Statement Reconciliations for all Bank Accounts

**I declare under the penalty of perjury that the following Monthly Operating Report, and any attachments thereto are true, accurate, and correct to the best of my knowledge and belief.**

Executed on 15-Dec-09 Print Name William H Shoaf

Signature

Title Manager

DEBTOR EASY STREET PARTNERS, LLC

CASE NO.

09-29907

**Form 2-B**  
**CASH RECEIPTS AND DISBURSEMENTS STATEMENT**

**For Period NOVEMBER 1 to NOVEMBER 30, 2009**

<b>CASH FLOW SUMMARY</b>	<b>CURRENT MONTH</b>	<b>ACCUMULATED</b>
<b>1. Beginning Cash Balance</b>	\$ 203,723.68 <sup>1</sup>	\$ 203,723.68 <sup>1</sup>
<b>2. Cash Receipts</b>		
Operations	\$ 337,439.69	\$ 337,439.69
Sales of Assets	\$ -	\$ -
Loans / Advances	\$ 176,729.45	\$ 176,729.45
Funds from Escrow Accounts	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
<b>Total Cash Receipts</b>	<u>\$ 514,169.14</u>	<u>\$ 514,169.14</u>
<b>3. Cash Disbursements</b>		
Operations	\$ 487,413.40	\$ 487,413.40
Debt Service/Secured Loan Payment	\$ 34,000.00	\$ 34,000.00
Professional Fees/US Trustee Fees	\$ -	\$ -
Owner Rental Commissions	\$ -	\$ -
HOA Dues - Residential & Commercial	\$ -	\$ -
Reorganization Costs	\$ -	\$ -
<b>Total Cash Disbursements</b>	<u>\$ 521,413.40</u>	<u>\$ 521,413.40</u>
<b>4. Net Cash Flow (Total Cash Receipts less Total Cash Disbursements)</b>	<u>\$ (7,244.26)</u>	<u>\$ (7,244.26)</u>
<b>5. End Cash Balance (to Form 2-C)</b>	<u>\$ 196,479.42</u> <sup>2</sup>	<u>\$ 196,479.42</u> <sup>2</sup>

<b>CASH BALANCE SUMMARY</b>	<b>Financial Institution</b>	<b>Book Balance</b>
Petty Cash		
DIP Operating Account		\$ -
DIP State Tax Account		\$ -
DIP Payroll Account		\$ -
Other Operating Account		\$ -
Other Interest Bearing Account		\$ -
<b>TOTAL</b>		<u>\$ 196,479.43</u> <sup>3</sup>

(must agree with Ending Cash Balance above)

- (1) Accumulated beginning cash balance is the cash available at the commencement of the case  
Current month beginning cash balance should equal the previous month ending balance
- (2) All cash balance should be the same

DEBTOR EASY STREET PARTNERS, LLC

CASE NO.

09-29907

**Form 2-B**  
**CASH RECEIPTS AND DISBURSEMENTS STATEMENT**

**For Period NOVEMBER 1 to NOVEMBER 30, 2009**

**CASH RECEIPTS DETAIL**

*(ATTACH ADDITIONAL SHEETS AS NECESSARY)*

**Account No.**

Date	Payer
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Description
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Amount
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Please see exhibit 1

**Total Cash Receipts**                      1

(1) Total for all accounts should agree with the total cash receipts listed on Form 2-B, page 1

**DEBTOR** EASY STREET PARTNERS, LLC

**CASE NO.**

09-29907

**Form 2-B**  
**CASH RECEIPTS AND DISBURSEMENTS STATEMENT**  
**For Period NOVEMBER 1 to NOVEMBER 30, 2009**

**CASH DISBURSEMENTS DETAIL**

**Account No.**

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Date	Payer	Description	Amount
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Please see exhibit 2

**Total Cash Disbursements**

                     1

(1) Total for all accounts should agree with the total cash disbursements listed on Form 2-B, page 1

**Easy Street Partners, LLC**

**Case NO: 09-29907**

**Exhibit 7**

**Cash Disbursements – Operations**

- **Checks Register**
- **Payroll Reports**

*Cash Receipts - Nov*

ACCOUNT WELLS FARGO - SKY LODGE LOCKBOX ACCOUNT

2679764676

DATE	DESCRIPTION	DEPOSITS CASH & CHECK	DEPOSIT AMEX	DEPOSIT VISA/MC	DEPOSIT WIRES	TOTAL DEPOSITS	TOTAL ACCOUNT BALANCE
NOVEMBER	Beginning Balance					\$ 140,691.10	293709.02
1		\$ 753.18	\$ 1,485.30	\$ 3,919.85	\$ -	\$ 6,158.33	
2		\$ 819.29	\$ 11,514.57	\$ 1,748.81	\$ -	\$ 14,082.67	
3		\$ 11,753.24	\$ 2,159.81	\$ 11,898.52	\$ -	\$ 25,811.57	
4		\$ 288.85	\$ 1,072.56	\$ 1,532.30	\$ -	\$ 2,893.71	
5		\$ 254.53	\$ 854.86	\$ 1,349.96	\$ -	\$ 2,459.35	
6		\$ 865.29	\$ 3,231.40	\$ 2,284.65	\$ -	\$ 6,381.34	
7		\$ 728.12	\$ 3,177.37	\$ 4,169.42	\$ -	\$ 8,074.91	
8		\$ 585.05	\$ 1,607.81	\$ 2,669.03	\$ -	\$ 4,861.89	
9		\$ 90.27	\$ 1,930.86	\$ 1,075.77	\$ -	\$ 3,096.90	
10		\$ 3,679.55	\$ 5,053.57	\$ 4,454.61	\$ -	\$ 13,187.73	
11		\$ 128.47	\$ 16,166.39	\$ 15,354.17	\$ -	\$ 31,649.03	
12		\$ 7,130.72	\$ 2,159.66	\$ 3,415.77	\$ -	\$ 12,706.15	
13		\$ 201.87	\$ 1,648.93	\$ 4,157.33	\$ -	\$ 6,008.13	
14		\$ 196.72	\$ 2,144.54	\$ 4,327.61	\$ -	\$ 6,668.87	
15		\$ 429.10	\$ 634.32	\$ 2,628.38	\$ -	\$ 3,691.80	
16		\$ 385.54	\$ 4,434.30	\$ 4,272.35	\$ -	\$ 9,092.19	
17		\$ 257.83	\$ 1,912.84	\$ 1,461.35	\$ -	\$ 3,632.02	
18		\$ 178.47	\$ 4,774.56	\$ 2,520.60	\$ -	\$ 7,473.63	
19		\$ 211.60	\$ 1,678.22	\$ 507.00	\$ -	\$ 2,396.82	
20		\$ 8,132.41	\$ 1,596.16	\$ 5,489.20	\$ -	\$ 15,217.77	
21		\$ 436.67	\$ 2,620.46	\$ 1,572.79	\$ -	\$ 4,629.92	
22		\$ 438.10	\$ 5,601.64	\$ 4,332.32	\$ -	\$ 10,372.06	
23		\$ 38.23	\$ 9,811.86	\$ 6,753.14	\$ -	\$ 16,603.23	
24		\$ 217.26	\$ 981.44	\$ 15,055.79	\$ -	\$ 16,254.49	
25		\$ 314.88	\$ 1,049.54	\$ 748.90	\$ -	\$ 2,113.32	
26		\$ 1,051.16	\$ 1,878.05	\$ 2,851.37	\$ -	\$ 5,780.58	
27		\$ 1,533.13	\$ 2,987.50	\$ 4,353.15	\$ -	\$ 8,873.78	
28		\$ 12,113.27	\$ 17,703.57	\$ 18,433.04	\$ -	\$ 48,249.88	
29		\$ 303.80	\$ 1,794.49	\$ 5,528.93	\$ -	\$ 7,627.22	
30		\$ 60.55	\$ 881.10	\$ 3,482.82	\$ -	\$ 4,424.47	
31		\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL		\$ 53,577.15	\$ 114,547.68	\$ 142,348.93	\$ -	\$ 451,164.86	

DATE	CHECK #	DESCRIPTION	CHECKS ISSUED	TRANS/MISC
11/4/2009	transfer from operating			\$ 52,496.12
11/4/2009	transfer from Easy St. Partners			\$ 46,907.18
11/5/2009	transfer from Easy St. Partners			\$ 164,841.37
11/19/2009	transfer from operating			\$ 445,439.85
11/19/2009	transfer from Easy St. Partners			\$ 59,930.99
10/30/2009	transfer to operating			\$ (94,950.08)
11/4/2009	transfer to operating			\$ (104,992.24)
11/5/2009	transfer to operating			\$ (102,532.51)
11/19/2009	transfer to operating			\$ (593,919.80)
11/19/2009	transfer to operating			\$ (26,664.47)
11/12/2009	bank fee			\$ (25.00)
	October cc fees deducted from deposits			\$ (1,524.54)
	October cc fees deducted from deposits			\$ (840.16)
	October cc fees deducted from deposits			\$ (315.30)
	October cc fees deducted from deposits			\$ (82.43)
	October cc fees deducted from deposits			\$ (30.00)
	October cc fees deducted from deposits			\$ (30.00)
	October cc fees deducted from deposits			\$ (30.00)
	October cc fees deducted from deposits			\$ (30.00)
	Oct Amex fee deducted from deposits			\$ (1,088.72)
	less returned check			\$ -
	Add Oct cc fees deducted from deposits			\$ (4.19)
	cash over short			\$ (11.92)
	TOTAL		\$	\$ (157,455.85)

\$ (153,443.59)

\$0.00

*Cash Disbursements Nov.*

ACCOUNT WELLS FARGO - OPERATING ACCOUNT

BALANCE

2679764668

DATE	CHECK#	DESCRIPTION	CHECKS ISSUED	TRANS/MISC	9722959
		BEGINNING BALANCE		\$ 89,998.51	
11/2/09	20090	AlSCO	\$ 1,545.56		321398.42
11/2/09	20091	Bevco2	\$ 23.51		
11/2/09	20092	Scott Boberek	\$ 123.53		
11/2/09	20093	BTC	\$ 885.00		
11/2/09	20094	Catherine Johnson	\$ 93.51		
11/2/09	20095	Child Support Services	\$ 408.92		
11/2/09	20096	Swire Coca-Cola	\$ 333.17		
11/2/09	20097	Colorado Casualty Insurance	\$ 1,588.66		
11/2/09	20098	Comcast Cable	\$ 1,422.96		
11/2/09	20099	Dex West	\$ 165.30		
11/2/09	20100	Ecolab Pest Elim.	\$ 616.00		
11/2/09	20101	Fedex	\$ 278.93		
11/2/09	20102	Gentry Finance	\$ 259.50		
11/2/09	20103	Green Girl, Inc	\$ 280.00		
11/2/09	20104	Craig & Ann Guernsey VOID	\$		
11/2/09	20105	Home Depot	\$ 503.11		
11/2/09	20106	Hy-Ko Supply	\$ 809.17		
11/2/09	20107	Intermountain Drug Screen	\$ 45.00		
11/2/09	20108	Liquor Leasing & Services	\$ 175.25		
11/2/09	20109	Muir	\$ 5,799.88		
11/2/09	20110	Park City Auto Parts	\$ 22.61		
11/2/09	20111	Park City Chamber	\$ 1,706.00		
11/2/09	20113	Peets Coffe	\$ 2,132.40		
11/2/09	20114	Philadelphia Insurance	\$ 3,033.33		
11/2/09	20115	Pitney Bowes	\$ 342.31		
11/2/09	20116	Peak Mobile Comm	\$ 49.69		
11/2/09	20117	Questar Gas Company	\$ 420.45		
11/2/09	20120	Sentry West Insurance	\$ 660.00		
11/2/09	20121	Shift4 Corporation	\$ 375.00		
11/2/2009	20122	Nick Smurthwaite	\$ 11.55		
11/2/2009	20123	Staples Credit Plan	\$ 91.00		
11/2/2009	20124	Step Saver Inc	\$ 104.95		
11/2/2009	20126	Wasatch Meats	\$ 863.62		
11/2/2009	20127	Wasatch Audio Visual	\$ 80.59		
11/2/2009	20128	Water Images	\$ 177.60		
11/2/2009	20129	William Ekblad	\$ 135.90		
11/2/2009	20130	William Powers-Bank	\$ 140.02		
11/2/2009	20131	Xandria Salonen -Bank	\$ 227.88		
11/2/2009	20132	Swire Coca-Cola	\$ 200.80		
11/2/2009	20133	Aetna	\$ 6,461.30		
11/2/2009	20134	American Liberty Ins	\$ 3,163.00		
11/2/2009	20135	Child Support Services	\$ 204.46		
11/2/2009	20136	Dental Select	\$ 1,416.47		
11/2/2009	20137	Gentry Finance	\$ 158.89		
11/2/2009	20138	Hotel Amenities Resources	\$ 818.34		
11/2/2009	20139	Liquor Leasing \$ Service	\$ 320.55		
11/2/2009	20140	Philadelphia Insurance	\$ 50.00		
11/2/2009	20141	Questar Gas Company	\$ 5,333.60		
11/2/2009	20142	Space Place Storage	\$ 291.00		
11/2/2009	20143	Child Support Services	\$ 17,521.00		
11/2/2009	20144	Utah State Tax Commission	\$ 4,725.00		
11/2/2009	20145	Wasatch Meats	\$ 882.80		
11/3/2009	20146	Park City Municipal	\$ 1,331.41		
11/3/2009	20147	Qwest	\$ 2,364.47		
11/3/2009	20148	Revco Leasing	\$ 714.11		
11/3/2009	20149	USA Today	\$ 31.00		
11/4/2009	20152	Step Saver Inc	\$ 240.66		
11/6/2009	20153	Wasatch Meats	\$ 337.89		
11/6/2009	20154	The Spa Depot	\$ 129.95		
11/10/2009	20159	AlSCO	\$ 1,153.27		

11/10/2009	20160	Meredith Berkman	\$ 1,915.57
11/10/2009	20161	Scott Boberek	\$ 77.08
11/10/2009	20162	Curb It Recycling	\$ 580.00
11/10/2009	20163	Fedex	\$ 214.08
11/10/2009	20164	Five 9's Communication	\$ 160.28
11/10/2009	20165	HD Supply Facilities	\$ 401.04
11/10/2009	20166	Living Creations	\$ 1,405.08
11/10/2009	20167	Luke Matson	\$ 2.36
11/10/2009	20168	Gabriel Morin	\$ 25.27
11/10/2009	20169	Muir	\$ 1,300.93
11/10/2009	20170	PC Premier Transportation	\$ 630.00
11/10/2009	20171	Stephen Monticone	\$ 60.00
11/10/2009	20172	Triar Seafood	\$ 929.76
11/10/2009	20173	Universal Companies	\$ 20.00
11/10/2009	20174	Wasatch Audio Visual	\$ 26.86
11/10/2009	20175	Whitney Advertising	\$ 135.24
11/10/2009	20176	AlSCO	\$ 540.08
11/10/2009	20177	Wells Fargo Equipment	\$ 886.54
11/10/2009	20178	Muzak LLC	\$ 233.75
11/10/2009	20179	CloudNine SL Management	\$ 6,296.33
11/10/2009	20180	Deborah DePaoli	\$ 575.82
11/10/2009	20180	Voided checks	\$ (575.82)
11/10/2009	20181	Robert DiOrio	\$ 76.43
11/10/2009	20182	Gary Eide	\$ 737.50
11/10/2009	20183	KBI Properties	\$ 230.85
11/10/2009	20188	Donald Porteous	\$ 729.11
11/10/2009	20189	Acme Holding	\$ 187.57
11/10/2009	20190	Angela Rayner	\$ 549.50
11/10/2009	20191	Philo Smith	\$ 346.14
11/11/2009	20192	Erasmus Flores	\$ 748.19
11/13/2009	20193	Swire Coca-Cola	\$ 278.80
11/13/2009	20194	Wasatch Meats	\$ 998.36
11/13/2009	20195	Comcast Cable	\$ 1,320.84
11/16/2009	20196	AlSCO	\$ 2,375.55
11/16/2009	20197	Cintas	\$ 3,460.93
11/16/2009	20198	Ecolab	\$ 113.70
11/16/2009	20199	Ecolab Pest Elim.	\$ 602.00
11/16/2009	20200	Fedex	\$ 12.90
11/16/2009	20201	Frosch International Travel	\$ 35.80
11/16/2009	20202	Home Depot	\$ 194.87
11/16/2009	20203	Muir	\$ 561.43
11/16/2009	20204	PC Premier Transportation	\$ 370.00
11/16/2009	20205	Qwest	\$ 384.47
11/16/2009	20206	Qwest	\$ 601.93
11/16/2009	20207	Revco Leasing	\$ 782.03
11/16/2009	20208	Rick's Sprinkler Repair	\$ 106.00
11/16/2009	20209	Rocky Mountain Power	\$ 7,489.52
11/15/2009	20211	AlSCO	\$ 316.11
11/16/2009	20212	Wasatch Meats	\$ 1,368.27
11/16/2009	20213	CloudNine SL Management	\$ 4,491.28
11/17/2009	20214	California State Disb	\$ 130.00
11/17/2009	20215	Child Support Services	\$ 244.15
11/17/2009	20216	Child Support Services	\$ 461.22
11/18/2009	20217	Briah Ahern	\$ 884.05
11/18/2009	20218	Lisa Bugajski	\$ 230.60
11/18/2009	20219	Amy Casey	\$ 264.44
11/18/2009	20220	Robert DiOrio	\$ 229.28
11/18/2009	20221	James & Suzanne Duffield	\$ 588.35
11/18/2009	20222	Joe Fick & Scott Davis	\$ 1,028.68
11/18/2009	20223	Mark Greenquist	\$ 383.46
11/18/2009	20224	Home Saving Bank	\$ 245.10
11/18/2009	20225	William Lamkin	\$ 1,320.83
11/18/2009	20226	Kevin McCarthy	\$ 384.82
11/18/2009	20227	Acme Holding	\$ 187.57



11/18/2009	20228	Skyboozers, LLC	\$ 337.77
11/18/2009	20229	Deborah DePaoli	\$ 454.53
11/18/2009	20230	Jan Ferraris	\$ 454.53
11/18/2009	20231	Malinda Luke -Beliy Dancer	\$ 50.00
11/19/2009	20232	EM Systems	\$ 253.77
11/20/2009	20233	Swire Coca-Cola	\$ 200.80
11/20/2009	20234	HyKo	\$ 1,724.46
11/20/2009	20235	Rhonda Adams	\$ 306.86
11/20/2009	20238	Antonio Nava	\$ 734.12
11/20/2009	20239	Wasatch Meats	\$ 224.09
11/23/2009	20240	Wasatch Meats	\$ 1,071.60
11/23/2009	20241	AlSCO	\$ 210.55
11/23/2009	20242	Gateway Center	\$ 9,885.38
11/23/2009	20243	Muir	\$ 1,232.66
11/23/2009	20244	Rocky Mountain Power	\$ 5,601.55
11/23/2009	20245	Wells Fargo Equipment	\$ 886.54
11/24/2009	20249	Brenday Ripley	\$ 330.71
11/24/2009	20250	Alan Kessler	\$ 287.45
11/24/2009	20251	Best Buy	\$ 491.10
11/24/2009	20252	Nat'l Drafting	\$ 38.66
11/25/2009	20253	EM Systems	\$ 51.17
11/25/2009	20254	California State Disb	\$ 130.00
11/25/2009	20255	Child Support Services	\$ 461.22
11/25/2009	20256	Child Support Services	\$ 244.15
11/25/2009	20257	Wasatch Meats	\$ 25.90
11/27/2009	20258	Swire Coca-Cola	\$ 230.70
11/27/2009	20259	Wasatch Meats	\$ 152.07
11/28/2009	20260	Luke Matson	\$ 606.01
11/28/2009	20261	Shwan Barrowes	\$ 200.00
11/29/2009	20262	AlSCO	\$ 1,166.70
11/29/2009	20263	Bevco2	\$ 23.51
11/29/2009	20264	BTC	\$ 1,865.00
11/29/2009	20265	Comcast Cable	\$ 1,450.59
11/29/2009	20266	Curb it Reclying	\$ 195.00
11/29/2009	20267	Dental Select	\$ 1,787.99
11/29/2009	20268	Home Depot	\$ 279.80
11/29/2009	20269	HD Supply Facilities	\$ 142.93
11/29/2009	20270	Hotel Amenities Resouces	\$ 814.78
11/29/2009	20271	Living Creations	\$ 1,102.69
11/29/2009	20272	Muir	\$ 1,593.50
11/29/2009	20273	Park City Chamber	\$ 1,597.00
11/29/2009	20274	Park City Municipal	\$ 2,761.37
11/29/2009	20275	Philadelphia Insurance	\$ 50.00
11/29/2009	20276	Rocky Mountain Power	\$ 7,000.42
11/29/2009	20277	Summit County Public Health	\$ 135.00
11/29/2009	20278	Ski.com	\$ 4,408.43
11/29/2009	20279	Voided checks	
11/29/2009	20280	Sorrel River Ranch	\$ 1,009.60
11/29/2009	20281	Staples Credit Plan	\$ 122.42
11/29/2009	20282	Stephen Monticone	\$ 80.80
11/29/2009	20283	Summit county Treasurer	\$ 6,890.40
11/29/2009	20284	Triar Seafood	\$ 585.44
11/29/2009	20285	U.S. Trustee	\$ 650.00
11/29/2009	20286	USA Today	\$ 77.50
11/29/2009	20287	Water Reclamation D	\$ 1,840.91

		TOTAL	\$ 341,673.91	244444.32
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**CLOUDNINE RESORTS - SKY LODGE MANAG - M470**  
**LLC**  
**1816 PROSPECTOR AVE STE 100**  
**PARK CITY, UT 84060-7481**

**CHECK DATE :** 11/20/2009 WEEK 46  
**PERIOD BEGIN :** 11/02/2009  
**PERIOD END :** 11/15/2009

Dear Paychex Preview Client,

Enclosed are your payroll reports and checks. Please verify that all information is accurate and correct.  
If there are any questions or concerns, please contact us immediately.

If you have tax deposits due, ensure the deposits are made on or before the due date to avoid penalties. We will assume that these deposits were made on the due dates and they will be reflected on your returns accordingly.

Please contact us for more information on special reports, Taxpay, Direct Deposit, Readychex, Check Signing and Stuffing, 401K Reporting, Time Off Accrual Tracking, Timeclock, GL Interfacing, Garnishment Payment Services (GPS), Online W-2 Service, Workers' Compensation Payment Service (WCPS) and many other Preview features.

**PAYROLL TOTALS**

DIRECT DEPOSIT DEBITED FROM YOUR ACCOUNT	28849.70		
READYCHEX DEBITED FROM YOUR ACCOUNT	24498.17	NUMBER OF PAYROLL CHECKS	85
MANUAL CHECKS	748.19		
<b>TOTAL NET PAYROLL</b>	<b>54096.06</b>		

BILLING PAYMENT	428.16	Withdrawal made by PAYCHEX INC. on above check date.
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AMOUNT DEBITED FROM GPS ACCOUNT(S)	0.00
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AMOUNT DEBITED FROM TAX ACCOUNT	16833.39
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TOTAL TAX LIABILITY DUE BY CLIENT	0.00
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<b>TOTAL TAX LIABILITY</b>	<b>16833.39</b>	<b>NUMBER OF CHECKS PRINTED</b>	<b>85</b>
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<b>TOTAL NET PAYROLL, TAX LIABILITY, AND SERVICES</b>	<b>70929.45</b>		
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<b>TOTAL COST OF PAYROLL</b>	<b>71357.61</b>	<b>NUMBER OF MANUAL/VOID TRANSACTIONS</b>	<b>1</b>
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**AGENCY TOTALS**

GPS	0.00	Deposit made by PAYCHEX INC. on your behalf.
NON-GPS	0.00	You are responsible for making the deposit on or before the due date.

**TAX DEPOSITS DUE**

TAX AGENCY	TAXPAY	NON-TAXPAY	DUE DATE
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FEDERAL	13585.46		11/25/2009 Deposit made by PAYCHEX INC. on your behalf.
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STATE - UT	3749.63		12/31/2009 Deposit made by PAYCHEX INC. on your behalf.
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**CLOUDNINE RESORTS - SKY LODGE MANAG - M470**  
**LLC**  
**1816 PROSPECTOR AVE STE 100**  
**PARK CITY, UT 84060-7481**

**CHECK DATE :** 11/20/2009 WEEK 46  
**PERIOD BEGIN :** 11/02/2009  
**PERIOD END :** 11/15/2009

**NEXT PERIOD DATES**

**CHECK DATE :** 12/04/2009 WEEK 48 **TRANSMIT DATE :** 12/02/2009  
**PERIOD BEGIN :** 11/16/2009  
**PERIOD END :** 11/29/2009

**CLOUDNINE RESORTS - SKY LODGE MANAG - M470  
LLC  
1816 PROSPECTOR AVE STE 100  
PARK CITY, UT 84060-7481**

**CHECK DATE :** 12/04/2009 WEEK 48  
**PERIOD BEGIN :** 11/16/2009  
**PERIOD END :** 11/29/2009

Dear Paychex Preview Client,

Enclosed are your payroll reports and checks. Please verify that all information is accurate and correct.  
If there are any questions or concerns, please contact us immediately.

If you have tax deposits due, ensure the deposits are made on or before the due date to avoid penalties. We will assume that these deposits were made on the due dates and they will be reflected on your returns accordingly.

Please contact us for more information on special reports, Taxpay, Direct Deposit, Readychex, Check Signing and Stuffing, 401K Reporting, Time Off Accrual Tracking, Timeclock, GL Interfacing, Garnishment Payment Services (GPS), Online W-2 Service, Workers' Compensation Payment Service (WCPS) and many other Preview features.

**PAYROLL TOTALS**

DIRECT DEPOSIT DEBITED FROM YOUR ACCOUNT	32894.17		
READYCHEX DEBITED FROM YOUR ACCOUNT	33572.38	NUMBER OF PAYROLL CHECKS	95
MANUAL CHECKS	912.87		
<b>TOTAL NET PAYROLL</b>	<b>67379.42</b>		

BILLING PAYMENT 439.47 Withdrawal made by PAYCHEX INC. on above check date.

AMOUNT DEBITED FROM GPS ACCOUNT(S) 0.00

AMOUNT DEBITED FROM TAX ACCOUNT 21285.04

TOTAL TAX LIABILITY DUE BY CLIENT 0.00

**TOTAL TAX LIABILITY** 21285.04

**TOTAL NET PAYROLL, TAX LIABILITY,**

**AND SERVICES** 88664.46

**TOTAL COST OF PAYROLL** 89103.93

**NUMBER OF CHECKS PRINTED** 95

**NUMBER OF MANUAL/VOID TRANSACTIONS** 2

**AGENCY TOTALS**

GPS	0.00	Deposit made by PAYCHEX INC. on your behalf.
NON-GPS	0.00	You are responsible for making the deposit on or before the due date.

**TAX DEPOSITS DUE**

TAX AGENCY	TAXPAY	NON-TAXPAY	DUE DATE
------------	--------	------------	----------

FEDERAL	16965.14		12/09/2009 Deposit made by PAYCHEX INC. on your behalf.
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**CLOUDNINE RESORTS - SKY LODGE MANAG - M470**  
**LLC**  
**1816 PROSPECTOR AVE STE 100**  
**PARK CITY, UT 84060-7481**

**CHECK DATE :** 12/04/2009 WEEK 48  
**PERIOD BEGIN :** 11/16/2009  
**PERIOD END :** 11/29/2009

**NEXT PERIOD DATES**

**CHECK DATE :** 12/18/2009 WEEK 50 **TRANSMIT DATE :** 12/16/2009  
**PERIOD BEGIN :** 11/30/2009  
**PERIOD END :** 12/13/2009

**DEBTOR**

EASY STREET PARTNERS

**CASE NO.**

09-29907

**Form 2-C**  
**COMPARATIVE BALANCE SHEET**  
**For Period Ending NOVEMBER 30, 2009**

	<b>CURRENT MONTH</b>	<b>ACCUMULATED</b>
<b>ASSETS</b>		
Current Assets		
Cash (from Form 2-B, Line 5)	\$ 196,479.00	\$ 196,479.00
Accounts Receivable (from Form 2-E)	\$ 447,237.00	\$ 447,237.00
Receivable from Officers, Employees, Affiliates	\$ -	\$ -
Inventory	\$ 362,029.00	\$ 362,029.00
Other Current Assets	\$ 2,840,640.00	\$ 2,840,640.00
Total Current Assets	<u>\$ 3,846,385.00</u>	<u>\$ 3,846,385.00</u>
Fixed Assets		
Land	\$ 869,009.00	\$ 869,009.00
Building	\$ 8,437,797.00	\$ 8,437,797.00
Equipment, Furniture & Fixtures	\$ 2,056,996.00	\$ 2,056,996.00
Total Fixed Assets	\$ -	\$ -
Less: Accumulated Depreciation	<u>\$ (153,276.00)</u>	<u>\$ (153,276.00)</u>
Net Fixed Assets	<u>\$ 11,210,526.00</u>	<u>\$ 11,210,526.00</u>
Other Fixed Assets	<u>\$ 20,824,938.00</u>	<u>\$ 20,824,938.00</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 35,881,849.00</u></u>	<u><u>\$ 35,881,849.00</u></u>
<b>LIABILITIES</b>		
Post Petition Accounts Payables (Form 2-E)	\$ 30,434.45	\$ 30,434.45
Post Petition Accrued Professional Fees (Form 2-E)	\$ -	\$ -
Post Petition Taxes Payable (Form 2-E)	\$ -	\$ -
Post Petition Notes Payable	\$ -	\$ -
Other Post Petition Payables	\$ -	\$ -
Total Post Petition Liabilities	<u>\$ 30,434.45</u>	<u>\$ 30,434.45</u>
Pre Petition Liabilities		
Secured Debt	\$ 15,164,331.00	\$ 15,164,331.00
Priority Debt	\$ -	\$ -
Unsecured Debt	\$ 3,501,489.55	\$ 3,501,489.55
Total Pre Petition Debt	<u>\$ 18,665,820.55</u>	<u>\$ 18,665,820.55</u>
<b>TOTAL LIABILITIES</b>	<u><u>\$ 18,696,255.00</u></u>	<u><u>\$ 18,696,255.00</u></u>
<b>OWNER EQUITY</b>		
Owner/Stockholder Equity	\$ 17,330,888.00	\$ 17,330,888.00
Retained Earnings - Prepetition	\$ -	\$ -
Retained Earnings - Post Petition	<u>\$ (145,294.00)</u>	<u>\$ (145,294.00)</u>
TOTAL OWNERS EQUITY	<u>\$ 17,185,594.00</u>	<u>\$ 17,185,594.00</u>
<b>TOTAL LIABILITIES &amp; OWNER EQUITY</b>	<u><u>\$ 35,881,849.00</u></u>	<u><u>\$ 35,881,849.00</u></u>

DEBTOR EASY STREET PARTNERS, LLC

CASE NO.

09-29906

## Form 2-D

## PROFIT AND LOSS STATEMENT

For Period NOVEMBER 1 to NOVEMBER 30, 2009

	CURRENT MONTH	ACCUMULATED
Gross Operating Revenues	\$ 186,464.00	\$ 531,597.00
Less: Discounts, Returns, Allowances		\$ -
<b>Net Operating Revenue</b>	\$ 186,464.00	\$ 531,597.00
Cost of Goods Sold	\$ 31,776.00	\$ 81,397.00
<b>Gross Profits</b>	<u>\$ 154,688.00</u>	<u>\$ 450,200.00</u>
Operating Expenses		
Officer Compensation	\$ -	\$ -
Selling, General & Administrative	\$ 23,047.00	\$ 75,680.50
Rents & Leases	\$ 9,885.00	\$ 25,308.00
Depreciation, Depletion, & Amortization		\$ -
Others	\$ 153,467.00	\$ 374,412.50
Total Operating Expenses	<u>\$ 186,399.00</u>	<u>\$ 475,401.00</u>
<b>Operating Income (Loss)</b>	<u>\$ (31,711.00)</u>	<u>\$ (25,201.00)</u>
Non Operating Income and Expenses		
Other Non Operating Expenses	\$ 46,823.00	\$ 46,823.00
Gains (Losses) on Sale of Assets	\$ -	\$ -
Interest Income		\$ 882.00
Interest Expense	\$ 34,000.00	\$ 68,000.00
Owner Rental Commissions	\$ 13,110.00	\$ 38,996.50
HOA Dues - Residential & Commercial		\$ 183,610.00
Net Non Operating Income or (Expenses)	<u>\$ 93,933.00</u>	<u>\$ 338,311.50</u>
Reorganization Expenses		
Legal & Professional Expenses	\$ 19,650.00	\$ 19,650.00
Other Reorganizational Expenses	\$ -	\$ 24,092.00
Total Reorganizational Expenses	<u>\$ 19,650.00</u>	<u>\$ 43,742.00</u>
<b>Net Income (loss) Before Income Taxes</b>	<u>\$ (145,294.00)</u>	<u>\$ (407,254.50)</u>
Federal & State Income Tax Expense (Benefit)	\$ -	\$ -
<b>NET INCOME (LOSS)</b>	<u>\$ (145,294.00)</u>	<u>\$ (407,254.50)</u>

(1) Accumulated totals include all revenues and expenses since the petition date.



**DEBTOR**

Easy Street Partners, LLC

**CASE NO.**

09-29907

**Form 2-E****SUPPORTING SCHEDULES****For Period Nov 1, 2009 to Nov 30, 2009****POST PETITION TAXES PAYABLE SCHEDULE**

	<b>Beginning Balance</b>	<b>Amount Accrued</b>	<b>Amount Paid</b>	<b>Date Paid</b>	<b>Check Number</b>	<b>Ending Balance</b>
Income Tax Withheld						
Federal	\$ 3,184.73	\$ 8,115.77	\$ 6,770.86	11/21/13	Bank Debit	\$ 4,529.64
State	\$ 1,911.18	\$ 4,284.93	\$ 3,749.63	11/21/13	Bank Debit	\$ 2,446.48
FICA Tax Withheld	\$ 5,222.44	\$ 11,217.31	\$ 10,222.06	11/21/13	Bank Debit	\$ 6,217.69
Employers Fica Tax	\$ 5,222.44	\$ 11,217.41	\$ 10,222.11	11/21/13	Bank Debit	\$ 6,217.74
Unemployment Tax						
Federal	\$ 138.60	\$ 312.57	\$ 273.61	11/21/13	Bank Debit	\$ 177.56
State	\$ 2,431.11	\$ 2,970.36	\$ 3,705.59	11/21/13	Bank Debit	\$ 1,695.88
Sales, Use & Excise Tax	\$ 14,817.54	\$ 12,047.34	\$ 14,817.54	11/30/09	20321	\$ 12,047.34
Property Tax		\$ 120,895.44	\$ 120,895.44	11/30/09	checks	\$ -
Accrued Income Tax	Not available at this time - Information Pending					
Federal						
State						
Other						
<b>TOTALS</b>	<b>\$ 29,743.31</b>	<b>\$ 171,061.13</b>	<b>\$ 170,656.84</b>			<b>\$ 33,332.33</b>

**INSURANCE SCHEDULE**

	<b>Carrier</b>	<b>Amount of Coverage</b>	<b>Expiration Date</b>	<b>Premium Paid Through</b>
Workers Compensation	American Liberty Insurance	See exhibit 5	12/2/2014	
General Liability	Sentry West	See exhibit 6		
Property (Fire Theft)	Sentry West	See exhibit 6		
Vehicle	Sentry West	See exhibit 6	11/27/2014	
Others (Directors Liabil	Sentry West		11/28/2014	
		\$ -		

Easy Street Partners, LLC  
Case NO: 09-29907

Exhibit 6

General Liability Insurance  
Property (fire, theft)  
Vehicle

**The Union Square Owners Association**  
**dba: The Sky Lodge**  
**2009-2010 Insurance Summary**

<b><u>Buildings</u></b>	Blanket Buildings & Contents	\$31,605,000
	Business Income	\$100,000
	Equipment Breakdown	\$36,605,000
	Special Form Coverage	
	Property Deductible	\$5,000
	Agreed Value	
	No Coinsurance	
	Extended Replacement Cost Endorsement	
	Business Personal Property	\$5,000,000
	Fungus, Rot, Bacteria	\$100,000
	Earthquake	\$10,000,000
	Earthquake Deductible	\$100,000
<b><u>Fidelity Bond</u></b>	Employee Dishonesty	\$100,000
<b><u>General Liability</u></b>	General Aggregate	\$3,000,000
	Products & Completed Operations	\$3,000,000
	Personal & Advertising Injury	\$1,000,000
	Each Occurrence	\$1,000,000
	Fire Damage Liability	\$100,000
	Medical Expense	\$5,000
	Non Owned / Hired Auto Liability	\$1,000,000
	Swimming Pool Liability	\$1,000,000
<b><u>Total Annual Premium</u></b>		<b>\$37,577</b>

**Insurance Company** Philadelphia Insurance Company

**Flood** Building Coverage \$5,000,000  
Deductible \$5,000

**Total Annual Premium** \$5,125

**Insurance Company** National Flood 3/19/10

**Umbrella Liability Policy** \$10,000,000

**Annual Premium** \$ 1,719.00

**Insurance Company** National Union Fire

**Directors & Officers** Limit of Liability \$2,000,000  
Each Loss \$2,000,000  
Each Policy Year \$2,000,000  
Deductible \$2,500

**Total Annual Premium** (Annual Installment) 2009-2010 \$2,217

**Insurance Company** Travelers Casualty & Surety Company

COMMERCIAL INSURANCE

FOR

**The Sky Lodge**

POLICY PERIOD

11/27/09 to 11/27/10

COMMERCIAL PACKAGE POLICY

PRESENTED BY

**CELIA NASH**

**SENTRY WEST INSURANCE SERVICES**

3860 South 2300 East

Salt Lake City, UT 84109

Phone (801) 272-8468 Fax (801) 277-3511



## Philadelphia Indemnity Insurance Company

One Bala Plaza, Suite 100, Bala Cynwyd, Pennsylvania 19004

### COMMON POLICY DECLARATIONS

**Policy Number:** PHPK485852

**Named Insured and Mailing Address:**

The Sky Lodge; The Union Square Owners A  
PO Box 683300  
Park City, UT 84068-3300

**Producer:** 12661

Sentry West Insurance Services  
P.O. Box 9289  
Salt Lake City, UT 84109

**Policy Period From:** 11/27/2009 **To:** 11/27/2010

at 12:01 A.M. Standard Time at your mailing  
address shown above.

**Business Description:** Condominium Association

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

	PREMIUM
Commercial Property Coverage Part	
Commercial General Liability Coverage Part	2,629.00
Commercial Crime Coverage Part	
Commercial Inland Marine Coverage Part	
Commercial Auto Coverage Part	212.00
Businessowners	
Workers Compensation	
UltimateCover Property Coverage Part	34,736.00

**Total** \$ **37,577.00**

Total Includes Federal Terrorism Risk Insurance Act Coverage **624.00**

**FORM (S) AND ENDORSEMENT (S) MADE A PART OF THIS POLICY AT THE TIME OF ISSUE**  
**Refer To Forms Schedule**

\*Omits applicable Forms and Endorsements if shown in specific Coverage Part/Coverage Form Declarations

CPD- PIIC (01/07)

11-11-2009  
Countersignature Date

Authorized Representative

Philadelphia Indemnity Insurance Company

Form Schedule – Policy

Policy Number: PHPK485852

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
BJP-190-1	1298	Commercial Lines Policy Jacket
CPD-PIIC	0107	Common Policy Declarations
Location Schedule	0100	Location Schedule
Additional Insured Schedule	0100	Additional Insured Schedule
PP 0701	0701	Privacy Policy Notice
PI-BELL-1	0907	Bell Endorsement
IL0017	1198	Common Policy Conditions
IL0021	0908	Nuclear Energy Liability Exclusion Endorsement
IL0266	0908	Utah Changes - Cancellation and Nonrenewal
IL0985	0108	Disclosure Pursuant to Terrorism Risk Insurance Act
PI-CME-1	0807	Crisis Management Enhancement Endorsement

Philadelphia Indemnity Insurance Company

Locations Schedule

Policy Number: PHPK485852

Premises No.	Bldg. No.	Address
001	001	201 Heber Ave Park City, UT 84068
001	002	201 Heber Ave Park City, UT 84068



Philadelphia Indemnity Insurance Company

Additional Insured Schedule

Policy Number: PHPK485852

Additional Insured

Park City Restaurant Association  
PO Box 3162  
Park City, UT 84060-3162

CG2026 - UT - Loc #1

Additional Insured

Park City Jazz Foundation  
PO Box 680720  
Park City, UT 84068-0720

CG2026 - UT - Loc #1

**Philadelphia Indemnity Insurance Company**

**COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS**

Policy Number: PHPK485852

Agent # 12661

☒ See Supplemental Schedule

**LIMITS OF INSURANCE**

\$	3,000,000	General Aggregate Limit (Other Than Products – Completed Operations)
\$	3,000,000	Products/Completed Operations Aggregate Limit (Any One Person Or Organization)
\$	1,000,000	Personal and Advertising Injury Limit
\$	1,000,000	Each Occurrence Limit
\$	100,000	Rented To You Limit
\$	5,000	Medical Expense Limit (Any One Person)

**FORM OF BUSINESS: ASSOCIATION**

Business Description: Condominium Association

Location of All Premises You Own, Rent or Occupy: **SEE SCHEDULE ATTACHED**

**AUDIT PERIOD, ANNUAL, UNLESS OTHERWISE STATED: N/A**

Classifications		Code No.	Premium Basis	Rates		Advance Premiums	
				Prem./ Ops.	Prod./ Comp. Ops	Prem./ Ops.	Prod./ Comp. Ops.
SEE SCHEDULE ATTACHED							
TOTAL PREMIUM FOR THIS COVERAGE PART:						\$ 2,629.00	\$

**RETROACTIVE DATE (CG 00 02 ONLY)**

This insurance does not apply to "Bodily Injury", "Property Damage", or "Personal and Advertising Injury" which occurs before the retroactive date, if any, shown below.

Retroactive Date: \_\_\_\_\_

**FORM (S) AND ENDORSEMENT (S) APPLICABLE TO THIS COVERAGE PART: Refer To Forms Schedule**

Countersignature Date

Authorized Representative

Philadelphia Indemnity Insurance Company

Form Schedule – General Liability

Policy Number: PHPK485852

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
CGP011	0509	Recording and Distribution of Material or Information
Gen Liab Dec	1004	Commercial General Liability Coverage Part Declaration
Gen Liab Schedule	0100	General Liability Schedule
CG0001	1207	Commercial General Liability Coverage Form
CG0068	0509	Recording and Distribution of Material or Information
CG0186	1204	Utah Changes
CG2004	1185	Addl Ins - Condominium Unit Owners
CG2026	0704	Addl Ins - Designated Person or Organization
CG2146	0798	Abuse Or Molestation Exclusion
CG2147	1207	Employment-Related Practices Exclusion
CG2167	1204	Fungi or Bacteria Exclusion
CG2170	0108	Cap on Losses From Certified Acts of Terrorism
CG2402	1204	Binding Arbitration
PI-CO-5	0403	Exclusion - Subsidence
PI-CO-6	1106	General Liability Deluxe Endt: Condominium Association
PI-GL-001	0894	Exclusion - Lead Liability
PI-GL-002	0894	Exclusion - Asbestos Liability

## Philadelphia Indemnity Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
SUPPLEMENTAL SCHEDULE

Policy Number: PHPK485852

Agent # 12661

Classifications	Code No.	Premium Basis	Rates		Advance Premiums	
			Prem./ Ops.	Prod./ Comp. Ops.	Prem./ Ops.	Prod./ Comp. Ops.
UT PREM NO. 001 CONDO-RESIDENTIAL  PROD/COMP OP SUBJ TO GEN AGG LIMIT	62003	22  UNIT	43.264	INCL	956	INCL
UT PREM NO. 001 CONDO-COMM'L-BANK/MERC/MFG  PROD/COMP OP SUBJ TO GEN AGG LIMIT	62000	19,514  AREA	45.653	INCL	899	INCL
UT PREM NO. 001 SWIMMING POOL-NOC  PROD/COMP OP SUBJ TO GEN AGG LIMIT	48925	1  POOL	771.095	INCL	774	INCL

# Philadelphia Indemnity Insurance Company

POLICY NUMBER: PHPK485852

COMMERCIAL AUTO  
CA DS 03 03 06

## BUSINESS AUTO DECLARATIONS

### ITEM ONE

<b>Named Insured and Mailing Address:</b> The Sky Lodge; The Union Square Owners A PO Box 683300 Park City, UT 84068-3300	
<b>Policy Period</b>	
<b>From:</b> 11/27/2009	
<b>To:</b> 11/27/2010	At 12:01 A.M. Standard Time at your mailing address.
<b>Previous Policy Number:</b> PHPK356823	

**Form Of Business:** ASSOCIATION

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

<b>Premium shown is payable at inception:</b> \$
<b>Audit Period (If Applicable):</b> <input type="checkbox"/> Annually <input type="checkbox"/> Semi-Annually <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly

<b>Endorsements Attached To This Policy:</b>
<b>See Schedule Attached</b>

Countersignature Of Authorized Representative	
Name:	
Title:	
Signature:	
Date:	

ITEM TWO

**Schedule Of Coverages And Covered Autos**

This policy provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos". **"Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the Covered Autos Section of the Business Auto Coverage Form next to the name of the coverage.**

Coverages	Covered Autos	Limit	Premium
Liability	08, 09	\$ 1,000,000 CSL	\$ 211
Personal Injury Protection (Or Equivalent No-Fault Coverage)		Separately Stated In Each Personal Injury Protection Endorsement Minus \$ Deductible.	\$
Added Personal Injury Protection (Or Equivalent Added No-Fault Coverage)		Separately Stated In Each Added Personal Injury Protection Endorsement.	\$
Property Protection Insurance (Michigan Only)		Separately Stated In The Property Protection Insurance Endorsement Minus \$ Deductible For Each Accident.	\$
Auto Medical Payments		\$	\$
Medical Expense And Income Loss Benefits (Virginia Only)		Separately Stated In Each Medical Expense And Income Loss Benefits Endorsement.	\$
Uninsured Motorists		\$	\$
Underinsured Motorists (When Not Included In Uninsured Motorists Coverage)		\$	\$

Philadelphia Indemnity Insurance Company

Form Schedule – Commercial Auto

Policy Number: PHPK485852

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
CADS03	0306	Business Auto Declarations
Hired or Borrowed Auto Sche	0706	Schedule of Hired or Borrowed Covered Auto
CA0001	0306	Business Auto Coverage Form
CA2356	1102	Cap on Losses From Certified Acts of Terrorism

PI-ULTD-002 11.98

**ULTIMATECOVER  
PROPERTY COVERAGE PART DECLARATIONS**

Policy Number PHPK485852

Effective Date: 11/27/2009

Expiration Date: 11/27/2010

12:01 a.m., Standard Time

☐ Extension of Declarations is attached

**Business Description**

Condominium Association

**Description of Premises**

Prem. No.	Bldg. No.	Location, Construction and Occupancy	
0001	0001	201 Heber Ave Park City, UT 84068 CONDOMINIUMS	MODIFIED FIRE RESISTIVE
0001	0002	201 Heber Ave Park City, UT 84068 CONDOMINIUMS	MODIFIED FIRE RESISTIVE

**Limits of Insurance**

Insurance applies only for coverage for which a Limit of Insurance is shown.

**Property at Specified Premises**

Prem. No.	Bldg. No.	Your Business Personal Property	Personal Property of Others	Buildings
0001	0001	\$ 5,000,000		BKT #1
0001	0002			BKT #1



PI-ULTD-002 11.98

Personal Property at Location not Specifically Identified: \$100,000, unless a higher limit is shown on the Additional Coverage Summary Declarations.

Personal Property in Transit: \$50,000, unless a higher limit is shown on the Additional Coverage Summary Declarations.

These declarations are part of the policy declarations containing the Name of the Insured and the policy period.

#### Applications of Limits

- ☐ Specific  
☐ Exceptions:

☒ Blanket - See Form PI-ULTD-006

#### Deductibles

Building \$ 5,000 Business Personal Property \$ 5,000 Transit \$ 5,000

#### Coinsurance

☐ 80% ☐ 90% ☐ 100% ☒ Agreed Value ☒ Extended RC

#### Mortgage Holders

Prem. No. Bldg. No. Mortgage Holder Name and Address

SEE SCHEDULE ATTACHED

#### Forms and Endorsement

Forms and endorsements applying to this Coverage Part and made part of this policy at time of issue:

See Schedule of Forms and Endorsements, PI-ULTD-004, attached.

#### Premium

Premium for this Coverage Part \$ 34,736.00

## ADDITIONAL COVERAGE SUMMARY DECLARATIONS

### Policy Number

As per the Property Coverage Part Declarations this Coverage Part provides the following Additional Coverages and Coverage Extensions, subject to the Limits of Insurance shown below.

	Limits of Insurance
Brands and Labels	Included in Policy Limits
Claim Expenses	\$ 10,000
Contract Penalty Clause	\$ 25,000
Computer Property	Included in Personal Property Limits
Excavation and Landscaping	\$ 25,000
Fine Arts	\$ 25,000
Fines for False Alarms	\$ 5,000
Fire Department Service Charge	\$ 50,000
Fire, Sprinkler or Burglar Alarm Upgrade	\$ 50,000
Fish in Aquariums	\$ 1,000
Glass	Included in Policy Limits
Guard Dogs	\$ 1,000
Lost Key Replacement	\$ 2,500
Newly Acquired Property	\$1,000,000 Blanket Limit Real and Personal
Property	
New Construction	\$ 500,000
Ordinance or Law – Undamaged Portion	Included in Building Limit
Ordinance or Law – Demolition	\$ 300,000
Ordinance or Law – Increased Cost of Construction	\$ 300,000
Personal Effects – Portable Electronic Equipment –	
Away from Premises	\$ 1,000
Personal Effects - Premises	\$ 25,000
Personal Effects – Spouses	\$ 500
Personal Effects – Worldwide	\$ 1,000
Pollutant Cleanup and Removal	\$ 25,000
Precious Metals	\$ 2,500
Signs	Included in Personal Property Limits
Theft Damage to Building	Included in Personal Property Limits
Utility Service	\$ 10,000
Voluntary Parting	\$ 10,000

For the Additional Coverages and Coverage Extensions shown below, if a Superseding Limit of Insurance is shown, that Superseding Limit is the applicable Limit of Insurance.

	Limits of Insurance	Superseding Limits
Accounts Receivable	\$ 250,000	\$
Arson Reward	\$ 25,000	\$
Computer Virus Extraction Expense	\$ 2,500	\$
Consequential Damage	\$ 25,000	\$
Debris Removal	\$ 250,000	\$
Personal Property in Transit	\$ 50,000	\$
Personal Property at Locations not		
Specifically Identified	\$ 100,000	\$
Valuable Papers and Records –		
Cost of Research	\$ 250,000	\$

Philadelphia Indemnity Insurance Company

Form Schedule – UltimateCover

Policy Number: PHPK485852

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
CP P 003	0706	Excl of Loss Due to Virus or Bacteria Advisory Notice
PI-ULTD-002	1198	Property Coverage Part Declarations
PI-ULTD-005	1198	Additional Coverage Summary Declarations
PI-ULTD-006	1198	UltimateCover Program Blanket Limits
CP0090	0788	Commercial Property Conditions
CP0127	0396	Utah Changes
CP0140	0706	Exclusion of Loss Due to Virus or Bacteria
PI-SP-M-B	1005	Exclusion of Certain Earthquake Coverage
PI-ULT-007	1198	Property Coverage Form
PI-ULT-008	1198	Causes of Loss Form
PI-ULT-009	1198	Crime Coverage Form
PI-ULT-015	1198	Agreed Value Endorsement
PI-ULT-019	0906	Earthquake Endorsement
PI-ULT-023	0701	Boiler and Machinery Endorsement
PI-ULT-030	0605	Condominium Association Coverage Endorsement
PI-ULT-072	0502	Limitations on Fungus, Wet Rot, Dry Rot and Bacteria
PI-ULT-085	0108	Cap on Losses From Certified Acts of Terrorism
PI-ULT-088	0204	Changes - Electronic Data
PI-ULT-093	1106	Elite Property Enhancement: Condominium Association
PI-ULT-095	1106	Extended Replacement Cost
PI-MANU-1	0100	PI-ULT-072, LIMITATIONS ON FUNGUS, WET ROT, DRY ROT AND BACTERIA

## UltimateCover Program Blanket Limits

Policy Number: PHPK485852

Agent # 12661

### ULTIMATECOVER PROPERTY - BLANKET STATEMENT OF VALUES

Blanket No.	Coverage	Limit of Insurance	Co- Insurance
1	Building	\$ 31,605,000	100%

These declarations are part of the policy declarations containing the name of the insured and the policy period.

POLICY NUMBER: PHPK485852

COMMERCIAL GENERAL LIABILITY  
CG 20 26 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

### SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)
Park City Jazz Foundation

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- A. In the performance of your ongoing operations; or
- B. In connection with your premises owned by or rented to you.



POLICY NUMBER: PHPK485852

CRIME AND FIDELITY  
CR 25 02 05 06

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **INCLUDE DESIGNATED AGENTS AS EMPLOYEES**

This endorsement modifies insurance provided under the following:

COMMERCIAL CRIME COVERAGE FORM  
COMMERCIAL CRIME POLICY  
EMPLOYEE THEFT AND FORGERY POLICY  
GOVERNMENT CRIME COVERAGE FORM  
GOVERNMENT CRIME POLICY

and applies to the Employee Theft Insuring Agreement:

### **SCHEDULE**

<b>Capacity Of Agent</b>	<b>Limit Of Insurance</b>
Property Managers	\$
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

1. The definition of "Employee" is amended to include each natural person, partnership or corporation you appoint in writing to act as your agent in the capacity shown in the Schedule while acting on your behalf or while in possession of covered property. These natural persons, partnerships or corporations are not covered for faithful performance of duty, even in the event that this insurance may have been amended by endorsement to provide such coverage on other "employees". Only coverage for "theft" applies to the agents scheduled above.
2. Each such agent and the partners, officers and employees of that agent are considered to be, collectively, one "employee" for the purposes of this insurance. However, the Termination As To Any Employee Condition applies individually to each of them.
3. The most we will pay under this insurance for loss caused by an agent included as an "employee" by this endorsement is the Limit of Insurance shown in the Schedule. That Limit of Insurance is part of, not in addition to, the Limit of Insurance shown in the Declarations as applicable to the Employee Theft Insuring Agreement.

## CRIME COVERAGE FORM

Various provisions in the policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Form the words **"you"** and **"your"** refer to the Named Insured shown in the Declarations. The words **"we"**, **"us"**, and **"our"** refer to the Company providing this insurance.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section G., **Definitions**.

### Coverage Summary

	Basic Limit Of Insurance	Basic Deductible	Superseding Limit Of Insurance	Superseding Deductible
<b>"Money" and "Securities"-</b> Inside the Premises	\$ 5,000	\$ 500	\$	\$
<b>"Money" and "Securities"-</b> Outside the Premises	\$ 5,000	\$500	\$	\$
Money Orders and Counterfeit Paper Currency	\$ 5,000	\$500	\$	\$
Kidnap and Ransom – Extortion	\$25,000	None		

### Optional Coverage Summary

	Limit of Insurance	Deductible
Forgery or Alteration	\$	\$
Computer Fraud	\$	\$
Employee Dishonesty	\$ 100,000	\$ 1,000

- ☐ If this box is marked with "X", **Clause B.1.f., Coverage Extension - Welfare and Pension Plan ERISA Compliance**, applies to this policy.

### A. Coverage

#### 1. Money and Securities

Covered Property, as used in this Coverage, means **"money"** and **"securities"** used in your business.

a. We will pay for all loss to Covered Property:

(1) **Inside the Premises** - while at a bank or savings institution, at the **"premises"**, or

(2) **Outside the Premises** - in transit between any of the places described in 1. a. (1) above; resulting directly from: